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One House At A Time, Inc.
3553 Chestnut Ave., Suite 2N
Baltimore, MD 21211

ABSOLUTE RECEIVER'S AUCTIONS

To The Highest Bidders Over \$5,000

GALLERY AUCTION

22 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★

WITH ONE HOUSE AT A TIME

BY 9:00 A.M. TUESDAY, APRIL 1ST

*Previously Qualified Bidders Must Verify Their Status
& Provide The Receiver Approved Identification*

- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

- ★ Upper Fells Point ★ Ellwood Park ★ Brooklyn ★
- ★ Westport ★ Berea ★ Central Park Heights ★
- ★ Oliver ★ Broadway East ★ And More ★

Sales To Be Held:

DELTA HOTELS BALTIMORE NORTH

Village of Cross Keys
5100 Falls Road, Baltimore, MD 21210

**TUESDAY, APRIL 8, 2025
AT 11:00 A.M.**

Pursuant to the Orders Appointing a Receiver to Sell a Vacant Building, et al., of the District Court of Maryland for Baltimore City, as noted below, passed in the matter of Mayor and City Council of Baltimore acting by and through the Baltimore City Department of Housing and Community Development, Petitioner v. the following Respondents, as per the case numbers stated below, the undersigned Receiver, acting in its capacity as a court appointed trustee, will sell at public auction, all those leasehold and fee simple lots of ground and the improvements thereon, situate and lying in Baltimore City, State of Maryland and being more fully described in the Deeds referenced as noted.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
<u>1428 AISQUITH STREET</u> "Oliver" 21202-5714	Freddie Lee Williams, Jr., et al. D-01-CV-24-020209 Liber FMC 12952, folio 156	13' x 80' \$58 (UR)	Two story brick inside-group shell townhome.
<u>3709 ARCADIA AVENUE</u> "Langston Hughes" 21215-5727	Ellis Covington, et al. 04571-24 Liber FMC 5409, folio 426	16' x 85' \$78	Two story brick inside-group porchfront townhome.
<u>2213 BELAIR ROAD</u> "Fellows Point" 21213-1337 CANCELED	Berger Investments, LLC 01284-24 Liber XAC 25875, folio 446	20' x 90' \$80	Two story brick inside-group porchfront townhome.
<u>524 N. BELNORD AVENUE</u> "McElderry Park" 21205-2619	LaGerald Council D-01-CV-24-028183 Liber SEB 1238, folio 563	12'6" x 66' \$48	Two story brick inside-group shell townhome.
<u>636 N. BELNORD AVENUE</u> "McElderry Park" 21205-2621	Kenyon Investments, LLC, et al. D-01-CV-24-016953 Liber FMC 11824, folio 162	12'9" x 64' Fee simple	Two story brick inside-group shell townhome.
<u>806 N. BELNORD AVENUE</u> "Madison Eastend" 21205-1710	Charleston O. Watkins, et al. D-01-CV-24-021987 Liber RHB 3476, folio 810	12' x 65' Fee simple	Two story brick inside-group shell townhome.
<u>4011 BOARMAN AVENUE</u> "Dorchester" 21215-4934	Estate of Lawrence Henry Vanstory, et al. 18121-22 Liber SEB 1124, folio 558	22' x 120'3" Fee simple	Two story brick inside-group shell townhome.
<u>1736 N. BOND STREET</u> "Oliver" 21213-2335	Vivian Benjamin 01-01-0003059-2024 Liber FMC 13251, folio 224	13'3" x 80' \$90	Two story brick inside-group shell townhome.
<u>1739 N. BOND STREET</u> "Oliver" 21213-2336	Vivian Benjamin 01-01-0024381-2023 Liber FMC 13180, folio 434	13'9" x 80' \$96	Two story brick inside-group shell townhome.
<u>3919 BROOKLYN AVENUE</u> "Brooklyn" 21225-2123	The Estate of Martha F. Clements D-01-CV-24-026678 Liber JFC 2301, folio 1	27'7" x 100' Fee simple	Two story brick inside-group shell townhome.
<u>504 N. CLINTON STREET</u> "Ellwood Park/Monument" 21205-2811	Estate of Bridgett J. Ross, et al. D-01-CV-24-026662 Liber SEB 5978, folio 304	15'6" x 70' \$72	Two story brick inside-group shell townhome.
<u>246 S. COLLINGTON AVENUE</u> "Upper Fells Point" 21231-2627	Michael R. Gherna D-01-CV-24-019013 Liber FMC 884, folio 166	13' x 75' \$42 (UR)	Three story brick inside-group shell townhome.
<u>412 N. CUPLES STREET</u> "Ellwood Park/Monument" 21224-1303 CANCELED	Kallpa Real Estate, LLC, et al. D-01-CV-24-016175 Liber MB 25028, folio 5	12'6" x 65' Fee simple	Two story brick inside-group shell townhome.

<u>3218 ELMLEY AVENUE</u> "Berkshire" 21213-1602 CANCELED	The Ultimate Real Estate Group, LLC (forfeited) 08630-23 Liber MB 23164, folio 400	16' x 70' \$180	Two story brick inside-group porchfront townhome.
<u>3724 MANCHESTER AVENUE</u> "Central Park Heights" 21215-5924	Renita Cummings 06634-23 Liber FMC 13223, folio 327	17' x 120' \$90	Two story brick inside-group shell townhome. Fenced yard.
<u>1533 N. MILTON AVENUE</u> "Berea" 21213-3619	Duc T. Butcher, et al. D-01-CV-24-017518 Liber FMC 1174, folio 121	14' x 70' \$90	Two story brick inside-group shell townhome. Formerly arranged as two dwelling units. Zoned R-8, two dwelling units.
<u>1708 N. MILTON AVENUE</u> "Broadway East" 21213-2547	Maryland Industries, LLC D-01-CV-24-023414 Liber FMC 12444, folio 464	13'3" x 70' \$84 (UR)	Two story brick inside-group shell townhome.
<u>1724 N. MILTON AVENUE</u> "Broadway East" 21213-2547	Leah Vinson Cullom, et al. D-01-CV-25-007008 Liber PMB 7271, folio 93	13'3" x 70' \$50 (UR)	Two story brick inside-group shell townhome.
<u>3003 E. MONUMENT STREET</u> "Ellwood Park" 21205-2723	Brian K. Connor D-01-CV-24-028182 Liber SEB 1307, folio 599	14' x 68' Fee simple	Two story brick inside-group shell townhome.
<u>605 S. PAYSON STREET</u> "Carrollton Ridge" 21223-3438	Stanley Holland 07496-18 Liber FMC 9006, folio 650	14' x 70' \$66	Two story brick inside-group shell townhome.
<u>611 S. PAYSON STREET</u> "Carrollton Ridge" 21223-3438	Michael Donald Knowles 21218-19 Liber FMC 16918, folio 147	14' x 55' \$60	Two story brick inside-group shell townhome.
<u>3820 E. PRAIRIE STREET</u> "Berkshire Highlands" 21224-2541 CANCELED	Inner City Xchange, LLC D-01-CV-24-018072 Liber MB 22486, folio 87	13'4" x 73'1" Fee simple	Two story corner building. Zoned R-8, bar and one dwelling unit.
<u>1731 RUTLAND AVENUE</u> "Broadway East" 21213-2466	York Enterprises, Inc. D-01-CV-24-016952 Liber WA 3768, folio 465	13'3" x 70' Fee simple	Two story brick inside-group shell townhome.
<u>2258 SIDNEY AVENUE</u> "Westport" 21230-3138	Bay City Studios, Inc. 04016-22 Liber SEB 5872, folio 155	15'2" x 82' Fee simple	Two story brick inside-group shell townhome.
<u>238 S. STRICKER STREET</u> "Mount Clare" 21223-3112	Monarch Development, LLC D-01-CV-24-024795 Liber FMC 7426, folio 183	17' x 74' \$56 (UR)	Two story corner building. Zoned R-8, vacant. Formerly approved for a grocery store and one dwelling unit.
<u>227 S. VINCENT STREET</u> "Mount Clare" 21223-3040	Manuel Noya, et. al. D-01-CV-24-023106 Liber FMC 6512, folio 902	15' x 80' \$90	Two story brick inside-group shell townhome.

Lot sizes and gross building area were obtained from public tax records and are more or less. Properties are zoned residential, unless otherwise noted. Annual ground rents are payable in equal semi-annual installments on the noted dates, in each and every year.

IMPORTANT - THE PROPERTIES ARE BEING SOLD SUBJECT TO VACANT BUILDING NOTICES ("VBN") BY THE CITY OF BALTIMORE. THE PURCHASER SHALL BE REQUIRED TO REHABILITATE EACH PROPERTY ACCORDING TO THE ORDER(S) UNDER THAT VBN.

TERMS OF SALE

A \$3,000 deposit on each property, payable by certified check or cashier's check (NO CASH), will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer's Office. Balance to be paid in cash at settlement, which shall take place thirty (30) days following final ratification of the sale by the District Court of Maryland for Baltimore City at a location designated by the Receiver. Interest on unpaid purchase money charged at rate of 8% per annum from the date of final ratification of sale to the date of settlement. All recordation taxes, transfer taxes, and other costs incident to the sale and settlement shall be borne by purchaser. Purchaser's adjustments for ground rent, governmental taxes, municipal charges or assessments, shall be as of the date of settlement. The Receiver may, in its sole and absolute discretion, extend or adjust the date of settlement as may be required; however, in the event of delay due to purchaser (as determined by Receiver), the purchaser's adjustments shall be as of the settlement date originally provided in the contract of sale. The Receiver, in its sole and absolute discretion, may reduce the amount of purchaser's interest or adjustments due to extension of the settlement date. Time is of the essence for purchaser's obligations. If Receiver is unable to deliver good and marketable title, purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, this sale shall be null and void and of no effect and the purchaser shall have no further claim against the Receiver or Auctioneers. If purchaser breaches the contract of sale, the Receiver may elect to retain the deposit as liquidated damages.

Each property is being sold and purchaser agrees to accept the property "AS IS", "WHERE IS", and "WITH ALL FAULTS," without any representation or warranty whatsoever as to its condition, environmental matters, permit status, construction, faulty construction or damage to improvements, violation of laws, fitness for any particular purpose, development, merchantability, occupancy or any other warranty or matter of any nature whatsoever, express or implied, all whether known or unknown and whether disclosed or undisclosed. The purchaser waives and releases the Receiver, the Auctioneers, and their respective agents, successors and assigns from any and all claims the purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. Purchaser shall be responsible for obtaining physical possession of the property and assumes the risk of loss or damage to the property from the date of contract forward.

Each property is sold subject to all easements, conditions, restrictions, covenants, ground rents, agreements and other matters of any nature identified in this Advertisement, or appearing in any public records on or before the date of sale or announced at the Public Auction, as well as any matters that an accurate survey or physical inspection of the property might disclose. The ground rent or fee simple title stated for each property is as determined from sources deemed to be reliable, and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Any ground rent determined to be on the property, including the redemption thereof, is the sole responsibility of the purchaser, irrespective of whether that ground rent is stated within the advertisement or contract of sale. Each property will be conveyed by Receiver's Deed without warranties. Each property is sold subject to all matters referenced in the vacant building receivership proceeding pending in the District Court of Maryland for Baltimore City, including, but not limited to exceptions to sale and all housing, building and zoning code violations.

Due to the nature of the Receivership action and the Order of the District Court of Maryland for Baltimore City, purchaser shall not assign the contract of sale without prior, written permission of the Receiver, which may be withheld in Receiver's sole and absolute discretion.

ALL BIDDERS MUST APPLY TO PRE-QUALIFY WITH ONE HOUSE AT A TIME BY 9:00 AM TUESDAY, APRIL 1, 2025. Please see ajbillig.com or call the Auctioneers for proper form. Bidders who are not pre-qualified SHALL NOT be allowed to participate in this auction; NO EXCEPTIONS.

NOTE: If you have pre-qualified for other One House At A Time, Inc. Receiver Auctions, you must also pre-register by 9:00 AM TUESDAY, APRIL 1, 2025 to receive your assigned bidder number. To pre-register, please email office@onehousebaltimore.org and state your intention to bid. You will be required to provide bidder identification document(s), but may not be required to complete another form. Buyers who fail to sign contracts of sale and provide deposits by the post-auction deadline will be prohibited from bidding on properties with One House At A Time, Inc. for three (3) years.

One House At A Time, Inc., Receiver

No Buyer's Premium



PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation.